

Love



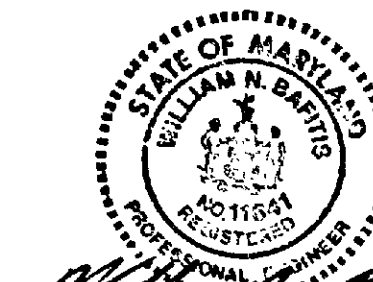


CRITICAL AREA

# ZONING DESCRIPTION FOR GOELLER'S BOAT YARD

Beginning on the north side of Clarks Point Road, 20 feet wide, at the distance of 2,000 feet, more or less, east of the intersection of Bowleys Quarters Road and said Clarks Point Road, Being Lot Numbers 3 and 4, Plat No. 2, in the subdivision of "Bowleys Quarters", Flat Book No. 7, Folio 13. Also known as 3814 Clarks Point Road in the 15th Election District.

Containing 28,800 square feet or 0.66 acres of land, more or less.



William N. Baffis, P.E.  
MD. Reg. No. 11641

MICROFILMED

Civil Engineers / Land Planners / Surveyors — 1249 Englebert Road / Baltimore, Maryland 21221 / 301-391-2336

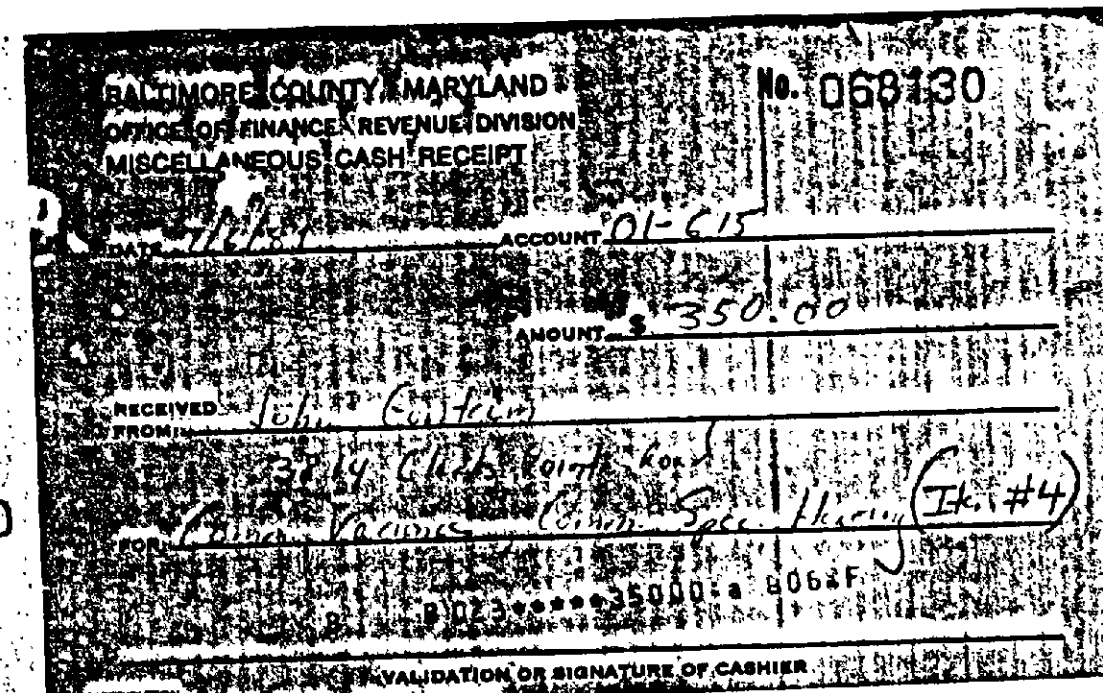
## Tracking System

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning

Date	Receipt	FEE	Identification Number	Council District	Election District	Zip Code
06/07/89	06/13/89	07	01-615	7	15	21220

Petitioner: Goeller (Last) Henry (First) (Middle Initial)

Property Address: 3814 Clarks Point Road (Number) (Street)



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## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11/9/89

Posted for: Special Hearing & Variance

Petitioner: Henry J. Goeller

Location of property: 3814 Clarks Point Rd., 2000' E of Bowleys Quarters Rd.

Location of Sign: Along Clarks Point Rd. approx. 8 ft. roadway on property of Petitioner

Remarks: M.D. Baffis

Posted by: M.D. Baffis

Number of Signs: 2

Date of return: 11/12/89

## PETITIONER(S) EXHIBIT (3)



MICROFILMED

## CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 27, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 26, 1989.

THE JEFFERSONIAN

Publisher

PO 18383  
reg 1134265

## CERTIFICATE OF PUBLICATION

Office of

## THE AVENUE NEWS

442 Eastern Blvd.  
Baltimore, MD 21221

October 26, 1989

THIS IS TO CERTIFY, that the annexed advertisement of

Henry J. Goeller in the matter of petitions for special hearing and zoning variance, Case #90-185-SPHA, P.O.#18384, Reg.#K36264, 101.5 lines @.55 \$55.83

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for 1

successive week(s) before the 27 day of Oct. 1989.

It is to say, the same was inserted in the issues of Oct. 26, 1989.

The Avenue Inc.

per publisher

By David C. Flowers

Notice of Hearing  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petition for Special Hearing and Zoning Variance  
Case Number: 90-185-SPHA  
P.O.#18384, Reg.#K36264  
101.5 lines @.55 \$55.83  
TUESDAY, NOVEMBER 21, 1989 at 11:00 a.m.  
Petitioner: Henry J. Goeller  
5th Councilmanic District  
Special Hearing: To approve a petition to amend the site plan and special exception in Case Numbers 77-32-X and 78-178-X to include a garage. Variance to approve a side yard setback of 3 feet in lieu of the required 20 feet.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
NOTE: "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date. The hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

Mr. Henry J. Goeller  
3814 Clarks Point Road  
Baltimore, Maryland 21220

Re: Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 90-185-SPHA  
W/S of Clarks Point Road, 2000' E of Bowleys Quarters Road  
3814 Clarks Point Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Henry J. Goeller  
HEARING: TUESDAY, NOVEMBER 21, 1989 at 11:00 a.m.

Dear Mr. Goeller:

Please be advised that \$149.17 is due from the above captioned.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt  
No 373

90-185

Date

Cashier Validation:

B 8039\*\*\*\*\*14917\*\* 021:F  
Please make checks payable to: Baltimore County.

"Note: the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)"

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Ms. Owen Stephens  
Zoning Office

FROM: Mr. David C. Flowers

SUBJECT: Case No. 90-185-SPHA  
Henry J. Goeller - Petitioner

DATE: March 26, 1990

A correction to one of the findings by the Critical Area Program should be noted. This does not change the intent of the original findings or require any changes by the property owner.

Page 4, #5, Population: The sum of all man-made impervious areas shall not exceed 15% of the lot's C.O.P.R. 14.15.07-14 C.(7)).

Finding: The proposed garage will increase the sum of impervious surfaces to 24% of the lot. The applicant's plan proposes to replace part of an existing CR-6 crusher run driveway with a porous 40.2 stone surface. This will keep the sum of impervious surfaces at the maximum existing 22.5% of the lot. The sum of impervious surfaces shall not exceed the existing total of 22.5% of the lot.

If there are any questions, please contact me at Nancy Sanford at 887-2904.

David C. Flowers  
David C. Flowers, Coordinator  
Chesapeake Bay Critical Area Program

DCF:ju  
cc: The Honorable Ronald B. Hickernell  
The Honorable Norman W. Lauenstein  
The Honorable Dale T. Volz  
Mrs. Janice B. Outen

## NOTICE OF HEARING

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

October 13, 1989



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 90-185-SPHA  
W/S of Clarks Point Road, 2000' E of Bowleys Quarters Road  
3814 Clarks Point Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Henry J. Goeller  
HEARING: TUESDAY, NOVEMBER 21, 1989 at 11:00 a.m.

Special Hearings To approve a petition to amend site plan and special exception in Case Numbers 77-32-X and 78-178-X to include a garage.  
Variances To approve a side yard setback of 3 feet in lieu of the required 20 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:  
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

MICROFILMED

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

JRH:gs  
cc: Henry J. Goeller  
John B. Contz, Esq.

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RECEIVED  
NOV 21 1989

BALTIMORE COUNTY, MARYLAND ZONING OFFICE

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

DATE: November 15, 1989

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 4  
Goeller Property  
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 3814 Clarke Point Road. The site is within the Chesapeake Bay Critical Area and is classified as a limited development area (LDA).

APPLICANT'S NAME Mr. Henry J. Goeller

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.2.B of the Baltimore County Zoning Regulations to permit a side yard setback of three feet in lieu of the required twenty feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

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Memo to Mr. J. Robert Haines  
November 15, 1989  
Page 2

REGULATIONS AND FINDINGS

1a. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Sec. 22-213(a)).

1b. Regulation: "The natural vegetation occurring in the buffer shall remain undisturbed. Except as provided in Section 22-214, vegetation shall be planted in the buffer where necessary to protect, stabilize, or enhance the shoreline" (Baltimore County Code, Section 22-213 (d)).

Finding: The following plant material shall be selected from the enclosed list and planted in addition to existing and proposed vegetation to provide a vegetated shoreline buffer.

Shrub and small tree list: 4 items - ball and burlap or 2 gallon container size

Tree list: 1 item - ball and burlap  
1 - 1.5 inch caliper

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorus associated with them.

2a. Regulation: "If no forest or developed woodland exists on a developed site these sites shall be planted to provide forest or developed woodland cover of at least 15% <COMAR 14.15.02.04 C.(5)>."

2b. Regulation: "For the alteration of forest or developed woodlands as delineated on the January, 1988 Baltimore County Forest and Developed Woodlands aerial photographs:

(1) No more than 20% of the sum of all forest and developed woodland may be cleared, and this shall be replaced by afforestation on a 1:1 acreage basis. An additional 10% of the forest or developed woodland may be cleared provided in such case, however, that every acre of forest or developed woodland cleared shall be replaced by 1.5 acres of afforestation.

(2) Forest or developed woodland cleared in LDAs shall be replaced in LDAs, R.C. 20, or R.C. 50 Zones. Forest or developed woodland removed in the R.C. 20 or R.C. 50 Zones shall be replaced only in R.C. 20 or R.C. 50 Zones.

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Memo to Mr. J. Robert Haines  
November 15, 1989  
Page 3

(3) The forest or developed woodland cleared shall be replaced according to an approved forest establishment plan. If the configuration of the site precludes on-site replacement, it is the applicant's responsibility to secure an off-site area suitable for afforestation and in compliance with d(1) and d(2) preceding. If an appropriate off-site area cannot be located or secured, the County will allow the applicant to pay a fee-in-lieu." (Baltimore County Code, Section 22-217 (c)).

Finding: The existing and proposed vegetation covers at least 15% of the lot. Any trees removed shall be replaced on a 1:1 basis.

3a. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination." (Baltimore County Code Sec. 22-98)

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

4. Regulation: "The stormwater management system shall be designed so that:

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" (Baltimore County Code, Section 22-217(h)).

Finding: a. Storm water runoff shall be directed from impervious surfaces associated with this petition to pervious areas to encourage maximum infiltration.

b. Rooftop runoff shall be directed through downspouts and into a Dutch drain or seepage pit to encourage maximum infiltration (see attached information).

MICROFILMED Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>."

Memo to Mr. J. Robert Haines  
November 15, 1989  
Page 4

Finding: The proposed garage will increase the sum of impervious surfaces to 24% of the lot. The applicant's plan proposes to replace part of an existing CR-6 crusher run driveway with a porous No. 2 stone surface. This will keep the sum of impervious surfaces at the maximum 15% of the lot. The sum of impervious surfaces shall not exceed 15% of the lot.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

Robert W. Sheesley  
Robert W. Sheesley, Director  
Department of Environmental Protection  
and Resource Management

RWS:NSS:ju

Attachment

cc: The Honorable Ronald B. Hickernell  
The Honorable Norman R. Lausenstein  
The Honorable Dale T. Volz  
Mrs. Janice B. Outen

MICROFILMED

Chapter 4

Rainy Day Blues

How rain water moves over and through the ground is important to those of us who have experienced flooded basements, wet yards, or broken septic systems. Solving the problems associated with surface water runoff and poorly drained soil is also important to improving the health of the Chesapeake Bay.

Rain from roofs and driveways runs off, often eroding yards and destroying plants. Much of the soil washed off vacant lots and lawns is carried into streams and eventually reaches the Bay. This sediment smothers fish and shellfish. Nutrients, such as nitrogen and phosphorus from fertilizer in runoff, can cause excessive algae growth, using up oxygen needed by the Bay's aquatic life. This runoff may also contain pesticides, oil, antifreeze, and other substances toxic to life in the Bay.

Pollution also occurs when the soil is too wet to filter sewage outflow. Effluent can percolate into the groundwater without proper filtration, or it can rise to the surface and be carried into streams and drain age ways.

Dealing with Surface Runoff

On large tracts of land, controlling surface water flow (storm water management) is the developer's responsibility. There are inexpensive ways you can control excess runoff created by patios, driveways, sidewalks, and swimming pools. Whenever the soil drainage condition in your neighborhood, you can use swales, berms, and basins to control runoff on your property, reduce its speed, and increase the time over which the runoff is released. For example, land immediately adjacent to your house needs to have a

downhill slope so that water does not seep through the foundation. Once the water has been carried ten feet from the house, you should regrade the surface so that runoff is released gradually.

Where drainage is good or where infiltration devices are in use, you can regrade the land to create a basin, which holds all runoff and allows it to infiltrate the soil over a longer period of time. The effectiveness of a basin depends on the soil's ability to absorb and filter the surface water. Soils with less than two feet of depth to bedrock or one foot of depth to a seasonally high water table, soil having a high clay content or a clay hardpan beneath the surface, and low-lying soil that receives runoff from a large land area may not have sufficient infiltration capacity.

When you try to retain runoff in these situations, the soil will rapidly become saturated, and rainfall that should filter down through the soil will collect on the surface and either create health, safety, and use problems or move across the surface as excess runoff.

Be on the lookout for small wet spots near your yard. These wet spots mean that the soil around your house has settled and surface water is collecting on the ground. Plant growth is usually poor in these areas and erosion often occurs. Filling these pockets with topsoil and seeding them with grass will usually solve the problem by letting water flow on its natural path.

In some instances, you may be able to correct an existing wet soil problem by creating a system of berms and swales around your yard. When it's not feasible to avoid a wet area, you may be able to move it to a less used area of the yard (around shrubs or trees, for example) by installing a swale to carry the water across the yard. Plant the new

swale with the kinds of trees and shrubs that thrive in wet soils. There are some instances where a system of swales will not solve your drainage problem, and you will have to consider installing a subsurface drainage system.

Installing Infiltration Devices  
The installation of various infiltration devices can enhance infiltration even on sites with well-drained soils. It is important to remember that surface runoff cannot infiltrate soils that are at or past their saturation point (by virtue of depth to water table or bedrock), contain a high percentage of clay, or rest on a clay hardpan. Under these conditions, surface runoff cannot infiltrate the soil even with an infiltration device.

Using berms and swales, you can speed site infiltration by channeling surface runoff into a gravel-filled seepage pit or a Dutch drain (see illustration), or a gravel-lined detention basin. You can also spread runoff over the land surface by using a series of terraces or runoff spreaders, which promote greater infiltration by creating a fan-shaped pattern across a vegetated land surface. Seepage pits, gravel-lined recharge basins, and terraces lose their effectiveness as infiltration devices when the land surface is clogged with clay, silt, or fine sand particles. Infiltration devices for large parcels of land are often constructed along with sediment traps, basins, or grassed sediment filters. These traps and filters remove fine particles from runoff before they reach the infiltration device. Sediment traps are less critical for most residential lots; most homeowners can use a system of swales or basins leading to the infiltration device as a sediment filter.

Dutch drains carry water from rain-saturated areas into the soil, where it gradually filters into the ground.

WHAT YOU CAN DO  
There are many ways you can improve drainage in your yard. Most of these suggestions are inexpensive, practical, and easy to implement. You can reduce surface runoff by: 1. Install gravel trenches along driveways or patios to collect water and allow it to filter into the soil (trenches should be at least 12 inches wide and 6 feet deep). 2. Resod bare patches in your lawn as soon as possible to avoid erosion. 3. Grade all areas away from your house at a slope of one percent or more. 4. Use a grass mulch (a low area in the lawn) to move water from one area to another. 5. Plant shrubs and trees to promote infiltration. 6. Chapter on landscaping. 7. Low ridges or berms may be used to direct water and heavy runoff, but their main purpose is to keep runoff away from the site and help the water filter into the underlying soil. Other basins are designed to allow the rate of runoff to increase the time between rainfall and discharge of surface runoff into a stream. These basins usually contain a temporary pool of water that dissipates as the runoff is released gradually through an outlet device.

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WHAT YOU CAN DO

There are many ways you can improve drainage in your yard. Most of these suggestions are inexpensive, practical, and easy to implement. You can reduce surface runoff by: 1. Install gravel trenches along driveways or patios to collect water and allow it to filter into the soil (trenches should be at least 12 inches wide and 6 feet deep). 2. Resod bare patches in your lawn as soon as possible to avoid erosion. 3. Grade all areas away from your house at a slope of one percent or more. 4. Use a grass mulch (a low area in the lawn) to move water from one area to another. 5. Plant shrubs and trees to promote infiltration. 6. Chapter on landscaping. 7. Low ridges or berms may be used to direct water and heavy runoff, but their main purpose is to keep runoff away from the site and help the water filter into the underlying soil. Other basins are designed to allow the rate of runoff to increase the time between rainfall and discharge of surface runoff into a stream. These basins usually contain a temporary pool of water that dissipates as the runoff is released gradually through an outlet device.

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Baltimore County  
Fire Department  
800 York Road  
Towson, Maryland 21204-2586  
(301) 887-4500

Paul H. Reische  
Chief

AUGUST 10, 1989

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: HENRY J. GOELLER

Location: N/S OF CLARKS POINT ROAD

Item No.: 4 Zoning Agenda: AUGUST 15, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. J. P. Kelly 8-10-89 Noted and Approved  
Planning & Zoning Division Fire Prevention Bureau

JK/REK

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Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 887-3554

RECEIVED  
SEP 14 1989  
ZONING OFFICE

September 5, 1989

Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 4, 26, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 55.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lw


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GOELLERS BOATYARD  
W-89-71

Comments: 4/10/90

The subject property was involved in two zoning cases. Although the garage was granted in its proposed location, changes from the approved plan with case #78-170-X were not addressed. As such, no changes from the original plan will be approved without a Special Hearing to amend. The changes include, but are not limited to: moving a boat slip closer to the property line, increase in parking spaces, no curb, no 8 foot setback from widening line.

  
CATHERINE A. MILTON  
PLANNER I

CAN:scj

cc: Frank Fisher, Current Planning  
John Sullivan, Zoning  
Zoning File (#90-185-SPHA)  
Waiver File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

HENRY GOELLER

3814 CLARKS PT RD.

STEVEN GOELLER

3814 CLARKS PT RD.

Robert Mazurek

3810 CLARKS PT RD.

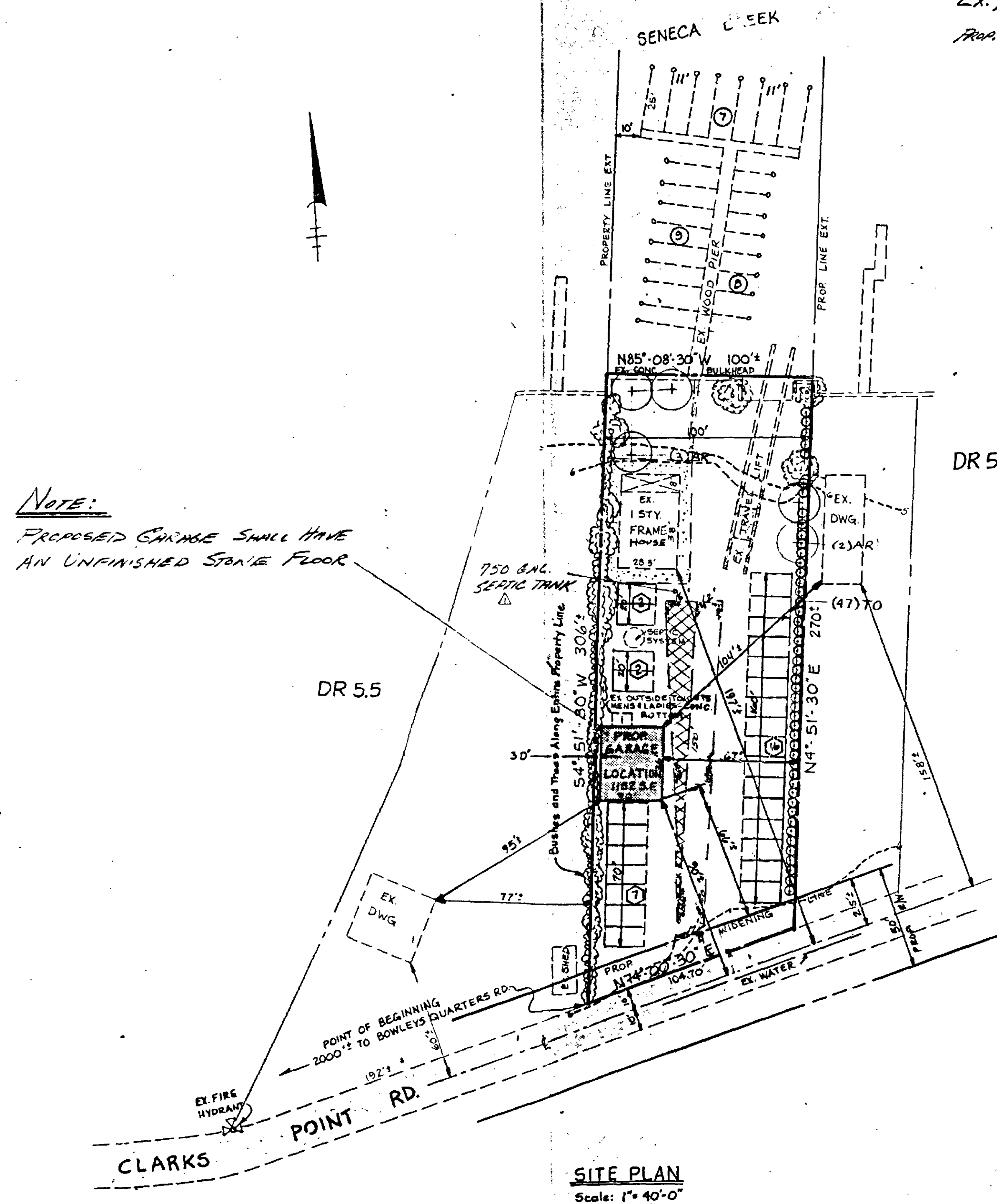
William B. REITIS

1249 ECKLEBETH BL.









# IMPERVIOUS SURFACE CALCULATIONS

DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
1. TRAVEL LIFT AREA	143	—
2. 1 STY HOUSE	1302	—
3. SIDEWALK	1148	—
4. OUTSIDE TUBS	63	—
5. CR-6 DRIVEWAY	3802	-1200 *
6. PROPOSED GARAGE	—	1152
SUB-TOTAL	6478	-48
TOTAL IMPERVIOUS SURFACE	6430 SF	—

\* EX. CR-6 TO BE REMOVED & NO. 2 STONE INSTALLED

$$EX. \% IMPERVIOUS = \frac{6478 SF}{28,800 SF} = 22.5\%$$

$$PROP. \% IMPERVIOUS = \frac{6430 SF}{28,800 SF} = 22.3\%$$

All nursery stock shall conform to the American Association of Nurserymen, Inc. standards as described in "American Standards for Nursery Stock", publication ANSI Z60.1-1990, latest edition.

Landscape Specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area". A one year maintenance and warranty period shall be required.

All nursery stock shall be planted in accordance with the American Association of Nurserymen, Inc. "American Standards for Nursery Stock", latest edition. Bare-root material shall not be allowed for any tree defined as major deciduous, minor deciduous, or evergreen.

All landscaping shall conform to the standards contained in the Baltimore County Landscape Manual, latest edition.

Equal substitutions and/or minor changes on location to suit field conditions shall be approved by the Landscape Architect.

QUAN	KEY	BOTANICAL NAME	SIZE	MIN BALL	PIT SIZE	ROOT
5	19	Acer rubrum 'October glory'	2-2.5' cal. 18"	40"/24"	B&B	
47	10	Thuja occidentalis nigra	5' hght. 22"	40"/24"	B&B	

"I certify that the planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets the applicable policy, guidelines and ordinances."

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

## PARKING REQUIREMENTS:

Required: 24 Slips x .5 = 12  
Garage: 1152 SF x .75 = 864  
Total = 16 Spaces

Provided: 29 or 27 with proposed widening of street.  
Typical parking space size = 10' x 18'

## BOAT SLIPS:

24 Slips Proposed  
Boats will be stored in Vehicle Parking Area during winter months.

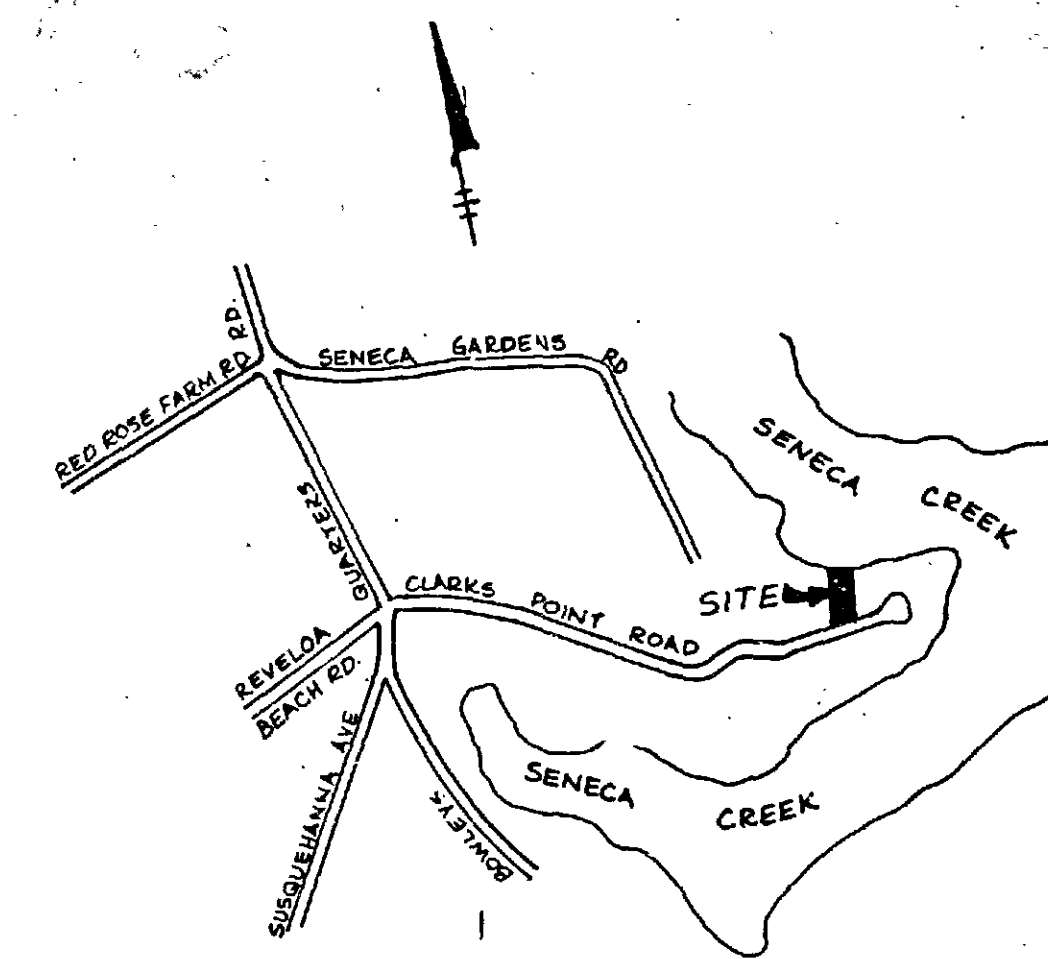
## ZONING VARIANCE NOTE:

I. Section 1802.2B of Baltimore County Zoning Regulations and by V.B.2 of C.M.D.P. to allow a side yard setback of 3 feet in lieu of required 20 feet.

## LANDSCAPE CALCULATIONS

MAJOR TREES REQUIRED  
PLANTING 100' x 24" = 243  
PLANTING 24" x 24" = 223  
TOTAL MAJOR TREES REQUIRED = 466

LESS 20% GROWTH FOR EX. TREES TO REMAIN = 93  
TOTAL MAJOR TREES PROVIDED = 373



Location Map SCALE: 1" = 1,000'

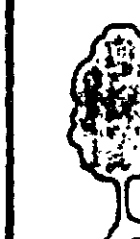
## GENERAL NOTES:

- 1) Applicant/Owner: Henry F. Goeller  
3814 Clarks Pt. Road  
Baltimore, Maryland 21228  
Phone #: (301) 335-6879  
Tax Account #: 15-87-4782139
- 2) Deed Reference: Liber 5863 Folio 123
- 3) Area:  
Gross Area = 8.68 Acres ± 29,847 SF  
Net Area = 8.66 Acres ± 28,800 SF
- 4) Existing Zoning: DR 5.5 w/ A Special Exception For A Boatyard.
- 5) Existing Use: Boat Yard
- 6) Proposed Use: Boat Yard
- 7) Census Tract: 4518.02
- 8) Watershed: 2
- 9) Subwatershed: 10
- 10) There Are No Historical Sites, Archeological Sites Endangered Species Habitats, Wetlands or Hazardous Materials Within This Site.
- 11) This Site is Located Within The Chesapeake Bay Critical Area L. D. A.
- 12) Boundary Information is by Deed of Record.
- 13) Existing Public Water in Clarks Point Road and Existing Private Septic System.
- 14) Subdivision: Lots 344  
Plot No. 2 Bowleys Quarters  
Plot Book 7/13

# PETITIONER'S EXHIBIT 2

Previous Zoning Cases: No. 77-32X  
78-470X  
170X

CRG Waiver No. W-89-71



Baftis & Associates

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PLAN  
TO  
ACCOMPANY PETITION FOR  
VARIANCE AND TO AMEND  
SPECIAL EXCEPTION  
SITE PLAN  
FOR

GOELLER'S BOATYARD

ELECTION DISTRICT 15 CONGRESSIONAL DISTRICT 5

		SCALE 1" = 40'
		JOB ORDER NO. 89011
		DATE FEB. 15, 89

NO	REVISIONS	DATE
1	IMPERVIOUS CALC., SIDE YARD, SEPTIC TANK & LANDING	12-11-87

## LEGEND

- - - Ex. Contour
- New Building
- Bituminous Paving
- Ex. Building
- No. of Boat Slips
- No. of Parking Spaces
- Ex. CONC. Δ
- EX. CR-6 TO BE REMOVED & NO. 2 STONE INSTALLED
- EX. CR-6 DRIVEWAY Δ